

Minneapolis City Planning Department Report

Rezoning & Conditional Use Permit (BZZ – 1114)

Date: May 12, 2003

Date Application Deemed Complete: March 12, 2003

End of 60 Day Decision Period: May 13, 2003

Applicant: 7-Sigma, Inc.

Address of Property: 2816 27th Avenue South

Contact Person and Phone: Judy Van Cleve – 7-Sigma, Inc.

Planning Staff and Phone: Jim Voll 612-673-3887

Ward: 9 **Neighborhood Organization:** Longfellow Community Council

Existing Zoning: I1 Light Industrial District

Proposed Zoning: I1 with Industrial Living Overlay District (ILOD)

Zoning Plate Number: 27

Legal Description: Lot 5, Block 19, South Side Addition to the City of Minneapolis

Proposed Use: Two-family dwelling

Conditional Use Permit: Required for any new dwelling unit in the Industrial Living Overlay District.

Appropriate Section(s) of the Zoning Code: Chapter 525, Article VI Zoning Amendments; Chapter 525, Article VII Conditional use permits; and Chapter 551, Article IV Industrial Living Overlay District, specifically Section 551.370(1).

Background: This item was continued from the April 28, 2003 meeting of the City Planning Commission. 7-Sigma is a manufacturer located at the northeast corner of 29th Street East and 26th Avenue South. They also own the lots to the north of their site at 2815, 2817 and 2821 26th Avenue South. There is a duplex on the lot at 2821 26th Avenue and the other two lots are vacant. The applicant proposes to move the duplex and a garage across the alley to the east to a vacant lot that they own at 2816 27th Avenue South. This lot is zoned I1 and does not allow residential uses. Therefore, the applicant proposes to add the Industrial Living Overlay District (ILOD). This will preserve the underlying industrial zoning and will allow residential uses with a conditional use permit. The vacant lots at 2815, 2817, and 2821 will be utilized for an improved parking lot after the duplex move. Although it is not part of this application, all new fencing and the site plan for the parking lot shall be reviewed by city staff to make sure it meets all code requirements. Please see the attached letter from the Longfellow Community Council.

REZONING

Findings As Required By The Minneapolis Zoning Code for the Rezoning Application:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

Planning staff has identified the following policies from the Minneapolis Plan as being relevant to the request to rezone to add the Industrial Living Overlay District to the existing I1 (Light Industrial) District:

4.11 Minneapolis will improve the range of housing options for those with few or constrained choices.

Relevant Implementation Steps:

- Increase the variety of housing types (affordability, style, location) throughout the city, its communities and the metro area, giving prospective buyers and renters greater choice in where they live.
- Encourage infill housing.

9.22 Minneapolis will promote increased housing production in designated areas of the City in order to accommodate population growth.

Relevant Implementation Steps: Use both infill development and new development opportunities to increase housing in the city.

9.26 Minneapolis will prioritize growth in light industrial land uses to increase the tax base and create jobs for city residents.

Relevant Implementation Step:

- Identify appropriate areas for the retention and expansion of existing industry and the development of new industry in specific industrial and business park opportunity areas.
- Promote light industrial uses as the preferred use of industrial land, but discourage warehouse or distribution uses in areas where truck traffic will negatively impact residential neighborhoods.

9.33 Minneapolis will support the existing economic base by providing adequate land and infrastructure to make city sites attractive to businesses willing to invest in high job density low impact, light industrial activity.

Relevant Implementation Steps:

- Identify appropriate areas for the retention and expansion of existing industry and the development of new industry in specific Industrial/Business Park Opportunity Areas.
- Promote light industrial uses as the preferred use of industrial land, but discourage warehouse or distribution uses in areas where truck traffic will negatively impact residential neighborhoods.

The proposed rezoning is in conformance with these policies of the comprehensive plan. It will prevent the demolition of an existing duplex, will add housing to a predominantly residential block, and will allow the industrial use to create a functional parking area.

Minneapolis City Planning Department Report
BZZ – 1114

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

Although the amendment is specifically to allow a two-family dwelling on a particular piece of property, there is a public interest in expanding the population and tax base of the city. As indicated in the Minneapolis Plan, one of the city's goals is to, "Increase the city's population and tax base by developing and supporting housing choices city-wide through preservation of existing housing and new construction." The prevention of the demolition of a duplex is also in the public interest.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

The properties along 27th Avenue South are mostly residential with some industrial uses mixed in on the west side of the street. The lots to the north and south of the site both contain residential structures.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

The site could be used for a variety of light industrial or commercial uses. These uses would still be allowed under the proposed zoning.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

The character of this area is changing with the construction of the LRT line. *The Hiawatha/Lake Station Area* plan (adopted by the City Council in May of 2001) promotes transit-oriented design around the station area. The plan indicates that the east side of 26th is suitable for infill residential development in the future. While it does not have specific recommendations for this part of 27th Street, it is reasonable to assume that infill residential development would be appropriate here as well.

CONDITIONAL USE PERMIT

Findings Required by the Minneapolis Zoning Code for the Proposed Conditional Use Permit:

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The relocation of a two-family dwelling on the parcel would not be expected to endanger the public health, safety, comfort or general welfare. There are several residential uses to the north, south, and east of the site along 27th Avenue.

Minneapolis City Planning Department Report
BZZ – 1114

2. **Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.**

The Industrial Living Overlay District would preserve the ability of an industrial/office/commercial developer to purchase the property and develop the site with a non-residential use. Existing residential uses are numerous in the vicinity.

3. **Will have adequate utilities, access roads, drainage and/or other necessary facilities.**

The site is adequately serviced by city streets, utilities, water and sewer. Vehicular access would take place from the alley.

4. **Will take measures to minimize traffic congestion in the public streets.**

Relocation of a duplex on the site would have no appreciable impact on the congestion of area streets. A garage and two parking spaces are proposed at the rear of the site.

5. **Is consistent with the applicable policies of the comprehensive plan.**

Please see finding number one of the rezoning section of this report.

6. **And, does in all other respects conform to the applicable regulations of the district in which it is located, with the approval of this conditional use permit and rezoning.**

Recommendation Of The City Planning Department:

REZONING

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application to add an Industrial Living Overlay District to the lot zoned I1 at 2816 27th Avenue South.

CONDITIONAL USE PERMIT

The City Planning Department recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit application for a two-family dwelling in the Industrial Living Overlay District for property located at 2816 27th Avenue South subject to the following conditions:

- 1) Approval of the rezoning application to add the Industrial Living Overlay District.
- 2) If chain link fencing is added to the site it shall be black vinyl coated chain link fencing.
- 3) The garage shall be painted to match the duplex.